

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

December 21, 2010

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, December 21, 2010 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:04 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Vice Chairman Harley called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Joseph Hammer, Clerk			✓
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki			✓
James Hughes	✓		
Antonio Margiotta			✓
Vacancy (alternate)			
Thomas Dean (alternate)	✓		
Dave Edwards			✓
Angelo Robert Fazzina (alternate)	✓		

Also present: Denise Bradley, Assistant Planner;

Chairman Roberts noted that there were 6 full members and 1 alternate member in attendance at the time of roll call. All members present to participate.

Members of the public were present.

2. OLD BUSINESS:

2.1 PUBLIC HEARING APPLICATION NO. 1716-10-Z: Phillip Santavenere Seeking a Special Permit in accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane. ---Continued from 12/7/10 and 12/21/10.

Chairman Roberts reopened the hearing to comply with the statutory requirements to act on this Application. He inquired if the Applicant was present. The Applicant was not present.

Ms. Denise Bradley, Assistant Planner, informed the Commission of the Applicant's request of an extension of time in order to comply with the statutory requirements regarding the abutters' notice.

Motion: Vice Chairman Harley made a motion to keep the public hearing open for the next meeting of the Planning & Zoning Commission scheduled for Tuesday, January 4, 2011, regarding: **PUBLIC HEARING APPLICATION NO. 1716-10-Z: Phillip Santavenere** Seeking a Special Permit in

accordance with Section 6.10 of the Wethersfield Zoning Regulations for earth removal and filling at 336 Jordan Lane.

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Munroe, Oickle, Hughes, Dean, Fazzina

Nay: None

Vote: 7 – 0

This Public Hearing has been kept open and will appear on the Agenda of the Tuesday, January 4, 2011 meeting of the Planning & Zoning Commission.

3. NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1722-10-Z: The Metropolitan District Commission (MDC) Seeking Site Plan and Design Review and a Special Permit for the installation of an emergency generator system located on Howard Avenue.

Mr. Steve Howell, P.E. appeared before the Commission on behalf of The Metropolitan District Commission (hereinafter referred to as “The MDC”) and described the proposal. Mr. Howell described the thirty-five (35) kilowatt diesel above-ground emergency standby generator as mounted on a concrete pad and having a one hundred forty (140) gallon double wall UL listed fuel tank. He stated that the overall dimensions of the proposed generator are forty-one (41) inches wide by one-hundred two (102) inches long and ninety-one (91) inches tall. He noted that a barbed wire fence would be built around the generator and a landscaping buffer of eight (8) foot arborvitae shrubs would surround the perimeter of the proposed fence. He indicated that geo-tiles would appear inside the fencing area. He mentioned that the proposed generator would operate for approximately twenty (20) minutes once per the week of Monday through Friday. He also indicated that Wethersfield Historic District Commission has approved this proposal and that recommendations made by the HDC were added to the drawings submitted. He believes that construction would occur between the summer and late fall of 2011.

Commissioner Oickle inquired and Mr. Howell indicated that the proposed generator would serve approximately thirty (30) homes.

Commissioner Munroe made an inquiry relative to the one hundred (100) year flood line and its effect at the site.

Mr. Howell noted that the most current information provided by FEMA was utilized in the creation of this Application.

Commissioner Munroe inquired if residents would be provided notice regarding the scheduling of work on the project.

Mr. Howell indicated that a work plan will be submitted to the Town Staff with regard to notifying residents.

Commissioner Fazzina made an inquiry regarding the back-up plan should the generator proposed fail to

operate and Mr. Howell indicated that a remote dispatching system would commence in the event a failure of the main system occurs.

Commissioner Fazzina inquired if an after-market addition could be included in the design to reduce noise at the site.

Commissioner Hughes inquired and Mr. Howell concurred that the procedure for auxiliary power to the proposed system would be to truck in a power generator that would run longer than the proposed stand-by generator.

Commissioner Hughes inquired and Mr. Howell concurred that the alternative to not having the proposed system would be having sewage backup occurrences in residential basements.

Commissioner Dean inquired and Mr. Howell indicated that the MDC has not completed a safety assessment regarding the use of barbed wire as a deterrent from vandalism at the site.

Commissioner Dean inquired and Ms. Bradley, Assistant Planner, noted that the usage of barbed wire is not prohibited in Wethersfield Town regulations.

Ms. Mary Lou Kramer, 21 Howard Avenue, appeared before the Commission to and discussed her concerns with aesthetics and upkeep of the site. She also discussed her concerns with noise created by the proposed generator and potential odors that may result from the proposed generator system. She mentioned that she has not seen the proposal in detail. She indicated that the current site has not been well maintained by the MDC and that kids often play at the site. She noted that she has resided at her Howard Avenue address since 1981 and that no sewage backups have occurred during her residency. She also noted that there have been no problems with graffiti or otherwise at the site. She mentioned that she does not like the end result, in terms of appearance, of this Application.

Commissioner Hughes indicated and Ms. Kramer concurred that on two (2) occasions, an alternate generator had to be brought to the site. These occasions were during the tornado of 2009 and in 1985.

Ms. Jean Hart, 393 Main Street, appeared before the Commission with a procedural question regarding this Application. She inquired as to why she did not receive notice of this Application.

Ms. Bradley indicated that she received copies from the MDC of notices that were sent and addressed to approximately sixty (60) property owners within the radius of the site.

Commissioner Oickle inquired and Ms. Bradley indicated that Town Engineering Staff reviewed the original plans and that the MDC responded to their issues.

Commissioner Dean mentioned his concerns and suggested that further scrutiny is needed to address sound attenuation issues and the issue attractive nuisance with regard to security measures at the site. He believes that more input from Staff is needed and that the MDC needs to provide a maintenance plan for the site, a plan to address the sound and barbed wire issues.

Mr. Howell stated that the procedure regarding notice to abutters was properly followed. He reiterated the plans for fencing, shrubbery and geo-tiles as agreeable to the HDC. He offered that the MDC could eliminate the barbed wire fencing and construct a seven (7) foot high fence in its stead. He noted that

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The MDC would work with the community in terms of a plan to run the generator less often. Less often can mean once every two (2) weeks or even once each month.

Commissioner Hughes inquired and Mr. Howell indicated that a noise attenuation system would increase the size of the proposed unit.

Vice Chairman Harley noted that the frequency of the exercise of running the generator is optimal.

Motion: Commissioner Oickle made a motion to keep the public hearing open for the next meeting of the Planning & Zoning Commission scheduled for Tuesday, January 4, 2011, regarding **PUBLIC HEARING APPLICATION NO. 1722-10-Z: The Metropolitan District Commission (MDC)** Seeking Site Plan and Design Review and a Special Permit for the installation of an emergency generator system located on Howard Avenue.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Munroe, Oickle, Hughes, Dean, Fazzina

Nay: None

Vote: 7 – 0

This Public Hearing has been kept open and will appear on the Agenda of the Tuesday, January 4, 2011 meeting of the Planning & Zoning Commission.

4. OTHER BUSINESS:

There was no other business discussed at this meeting.

5. MINUTES - Minutes from the December 7, 2010 Meeting.

The Minutes from the December 7, 2010 meeting will be reviewed at the next meeting of the Planning and Zoning Commission.

6. STAFF REPORTS:

There were no reports made by Staff at this meeting.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting relative to general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed at this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

9.1 PUBLIC HEARING APPLICATION NO. 1721-10-Z: AnnMarie Flannery Seeking a Special

Permit in accordance with Section 3.6.G.4 of the Wethersfield Zoning Regulations for an accessory residential use at 130 Wells Road.

9.2 PUBLIC HEARING APPLICATION NO. 1723-10-Z: Lucas Kyriakos Seeking a Special Permit in accordance with Section 5.2.F.2 of the Wethersfield Zoning Regulations for an amendment to Application No. 1700-10-Z for outdoor dining at 222 Main Street (Lucky Lou's).

9.3 PUBLIC HEARING APPLICATION NO. 1724-10-Z Kieran Williams: Seeking a Special Permit to conduct a retail business from a roadside vehicle without a principle building. (Renewal 1685-10-Z).

10. ADJOURNMENT:

Motion to adjourn at 8:04 PM – by Vice Chairman Harley.

Seconded – by Commissioner Oickle.

Aye: Roberts, Harley, Munroe, Oickle, Hughes, Dean, Fazzina
Nay: None

Vote: 7 – 0

Meeting adjourned.

Respectfully submitted,

Ellen Goslicki, Recording Secretary